

Offering Memorandum



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Vaiden Rental Housing

4% or 9% LIHTC Opportunity

Sales Price
\$1,500,000

Property Overview:

- Property Type: Project-Based Section 8 Multifamily
- Address: 411 Court Street Vaiden, Mississippi 39176
- Units: 28 Units
- Building Size: ±21,926 SF
- Lot Size: ±3.44 Acres
- Occupancy: 95%
- Built: 1981
- Zoning: R-4 Multifamily
- Taxes (2022): \$16,818



Location Overview:

- Situated in Vaiden, county seat of Carroll County
- ±79 miles northeast of Jackson, MS
- Regional access via Highway 51 & Highway 35
- Area supported by retail, medical, and educational amenities

Investment Highlights:

- Long-term HUD HAP Contract through 2036
- Stable occupancy with government-backed income
- Proven affordability market in central Mississippi
- Turnkey asset with solid physical condition
- 6–12 month estimated marketing exposure period